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Heritage Statement regarding proposed bin stores

- 1.1 This Heritage Statement has been prepared by Patrick Christopher Maguire, IHBC, Associate Director at Asset Heritage Consulting Ltd., on behalf of Trinity College, Oxford.

- 1.2 As part of consents refs.18/01340/FUL and 18/01341/LBC for the demolition of the Cumberbatch North building and the erection of the new Levine Building (which is currently undergoing construction), permission was granted for various changes to the gardeners' facilities, including the provision of a bin store within the former President's Garage.

- 1.3 As this complex scheme has evolved, some necessary changes to the permitted gardeners' facilities have been identified. These are subject to a separate application but include the provision of an office and washroom for the gardeners within the former President's Garage.

- 1.4 As such, this application seeks the provision of a free-standing bin store adjacent to the listed eastern boundary wall to Parks Road. Prior to the commencement of the Levine Building project, this area has been the focus for small-scale, utilitarian structures, such as glass houses and stores.

- 1.5 These proposals have been the subject of informal pre-application discussion with the planning and conservation officers of Oxford City Council, who raised no objection to them in principle.

The application proposals

- 1.6 For the reasons discussed above, the application proposals comprise a four bay, mono-pitched bin store erected adjacent to the listed eastern boundary wall and adjacent to the existing mono-pitched gas utility building (**plates 1 & 2**).
- 1.7 Following the broad form of other consented garden buildings (i.e. the machine and tool store permitted in the north-eastern corner of the garden under the recent consents), this simple structure is to comprise timber cladding over a engineering-brick plinth. It will be situated adjacent to but not physically attached to the listed garden wall, with its ridge set just above the string course to the wall.

The heritage issues

- 1.8 The simple design of the bin store is appropriate to its role as a utilitarian structure, 'tucked away' alongside the gas utility building and boundary wall.
- 1.9 Indeed, this design draws directly on the design of the consented machine and tool store, which was considered an appropriate design for a low status structure in a peripheral area of the college site under recent applications.
- 1.10 In collegiate sites and other formal gardens, positions against or adjacent to boundary walls are historically common locations for gardeners' buildings or other utilitarian structures and, as such, this is an appropriate and discreet location for the proposed structure.
- 1.11 Indeed, and as evidenced by the gas utility building, the south-eastern corner of the garden was the focus for such structures prior to the commencement of the Levine Building project.
- 1.12 Moreover, being located close to the new Levine Building and the Parks Road entrance serving this, in terms of the wider character of the college site (and its constituent 'character areas' as described in Asset Heritage's June 2015 'Heritage Audit & Statement of Significance, submitted with applications

refs.18/01340/FUL and 18/01341/LBC) the proposed bin store will fit into the new 'character area' being created by the Levine Building and will be experienced in the context of this new building and its adjacent 'woodland garden'.

- 1.13 Set behind the boundary wall, this 'low-key' structure will not feature in views into the college site from the street but where it features in views within the site (or in views into the site from the upper floors of the adjacent New Bodleian Library), it will be seen in the context of both the new Levine Building and the adjacent 'woodland garden', where it will be a modest and appropriate addition.
- 1.14 Taking this into account, I am firmly of the view that this application would not result in any 'harm' in heritage terms, including to the significance of the listed buildings of Trinity College or nearby listed buildings, the character of the Trinity College registered park & garden, or the character and appearance of the Central (University & City) Conservation Area.
- 1.15 As such, it is my considered opinion that the proposals are compliant with both local and national policy and guidance on the conservation of the historical built environment, including the guidance set out in the NPPF and its accompanying PPG, and, most importantly of all in heritage planning terms, pass the statutory tests set by Sections 66 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.



Plate 1. The proposed location prior to the commencement of work on the Levine Building; note the existing mono-pitched gas utility building to the right



Plate 2. The existing gas utility building